

Market Dynamics

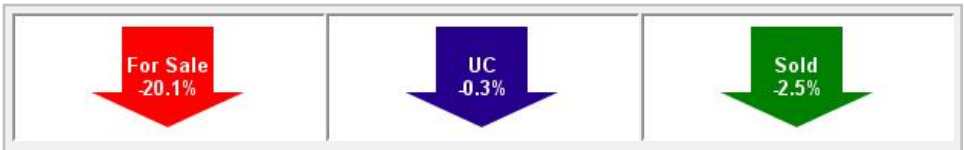
Supply & Demand - # Units (FS, UC, Sold)

2 Years (Monthly) 12/01/09 - 12/31/11



KEY INFORMATION

	Dec-09	Dec-11	# Units Change	Percent Change
For Sale	14,831.0	11,845.0	-2,986.0	-20.1
Under Contract	685.0	683.0	-2.0	-0.3
Sold	916.0	893.0	-23.0	-2.5



MLS: TRIAD	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single, Townhouse, Condominium, Manufactured, Cluster, Modular, Duplex, Other)					Sq Ft: All
All MLS:	TRIAD Multiple Listing Service					

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Triad Multiple Listing Service

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Dec-11	11,845	182	683	116	893	121	1,402	252	1,230
Nov-11	12,619	175	822	129	857	122	1,182	221	1,488
Oct-11	13,269	170	906	120	902	115	1,232	225	1,745
Sep-11	13,771	169	948	123	1,009	126	1,299	238	1,936
Aug-11	14,239	170	1,093	128	1,116	122	1,311	232	2,025
Jul-11	14,375	169	1,030	122	1,123	127	1,131	231	1,877
Jun-11	14,829	166	1,166	129	1,170	125	1,165	235	2,080
May-11	14,832	165	1,108	128	1,146	120	975	226	2,193
Apr-11	14,772	163	1,161	119	984	126	972	235	2,390
Mar-11	14,631	166	1,184	121	999	136	1,065	243	2,640
Feb-11	13,930	173	933	136	674	125	1,006	229	2,139
Jan-11	13,871	177	793	122	694	128	1,287	220	2,107
Dec-10	14,175	183	694	131	848	130	1,717	239	1,504
Nov-10	14,813	176	729	124	777	118	1,413	218	1,752
Oct-10	15,891	174	836	122	771	122	1,994	221	1,842
Sep-10	16,498	172	825	125	860	112	1,624	242	2,085
Aug-10	16,812	169	903	117	911	107	1,496	226	2,406
Jul-10	16,723	168	908	112	904	110	1,409	216	2,424
Jun-10	16,619	167	907	107	1,415	111	1,413	210	2,529
May-10	16,113	167	773	111	1,352	111	1,250	213	2,312
Apr-10	16,748	160	1,849	112	1,320	115	1,098	206	3,099
Mar-10	16,420	168	1,476	116	1,112	121	1,295	248	3,315
Feb-10	15,339	177	982	117	726	116	1,252	204	2,441
Jan-10	15,009	183	904	115	649	120	1,207	231	2,593
Dec-09	14,831	198	685	116	916	112	1,730	271	1,589